

20201229000598190
12/29/2020 04:31:55 PM
DEEDS 1/2

Send tax notice to:

Miriam E. Nieto
130 Buckingham Circle
Montevallo, AL 35115
BHM1700875

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

HUD Case #011-874381

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty Thousand and no/100 Dollars (\$80,000.00)**, which can be verified by the Sales Contract, in hand paid to the undersigned, **Secretary of Housing and Urban Development**, whose mailing address is 40 Marietta St., Five Points Plaza, Atlanta, GA 30303 (hereinafter referred to as "Grantor"), grant, bargain, sell and convey unto **Miriam E. Nieto**, whose mailing address is 348 Lane Park Trail, Maylene, AL 35114, (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, the address of which is **130 Buckingham Cir, Montevallo, AL 35115**, to wit:

Lot 19, according to the Survey of Canterbury Estates, First Addition, as recorded in Map Book 16, Page 67, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

To Have and To Hold to the said grantee, their heirs and assigns forever.
Grantor makes no warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted or suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

This Deed shall be made effective on December 29, 2020

011-874381

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21
day of December, 2020.

Secretary of Housing & Urban Development

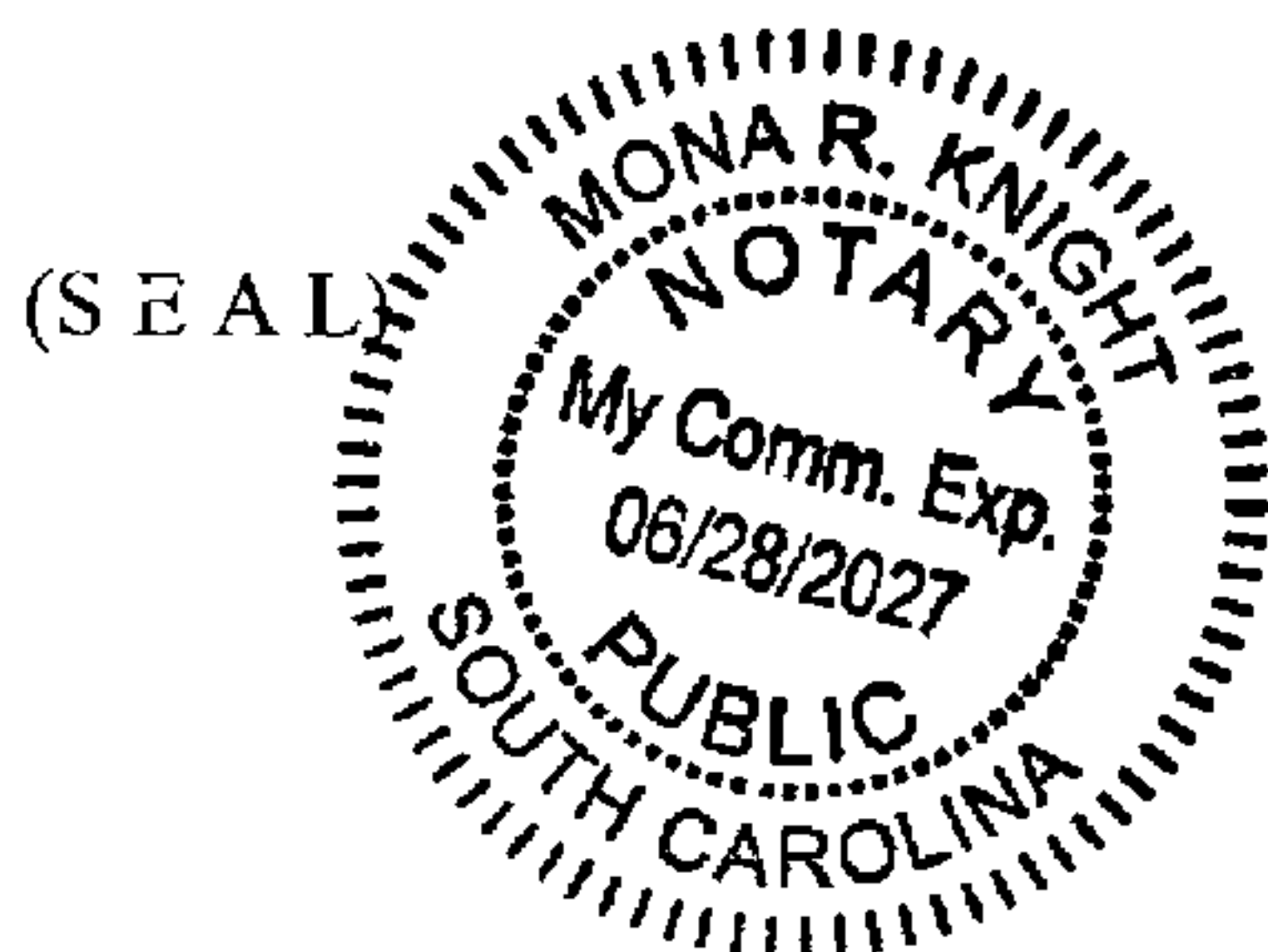
By: John Fisher

Its: Project Manager

STATE OF South Carolina,
Charleston County

I, The Undersigned, a notary for said County and in said State, hereby certify that
John Fisher, whose name as Project Manager of
Secretary of Housing & Urban Development, is signed to the foregoing instrument, and who is
known to me, acknowledged before me on this day that, being informed the contents of said
instrument, he/she, as such officer and with full authority, executed the same voluntarily on the
day the same bears date.

WITNESS my hand and official seal in the county and state aforesaid this the 21 day
of December, 2020.



Mona R. Knight
Notary Public
My Commission Expires



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2020 04:31:55 PM
\$105.00 JESSICA
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Allen S. Bayl